



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of June 9, 1986

Present: Sherr, Davis, Leask, Raftery, Clarke, Sillers and Chaput

Minutes and Mail

The ANR plan for the Carlisle Land Trust was added to the agenda for this evening. The minutes of the meeting of May 5, 1986 were accepted as read. The minutes of March 10, 1986 were amended to reflect changes as follows: Page 1 under Coplex; paragraph 2 should have "?" after the word "presentation." The top of page 2 should have heading of "General Concept:" over numbers 1. and 2. The March 10, 1986 minutes were accepted as amended.

Public Hearing - Tripodakis, Rutland Street (Patch Meadow)

Note: This public hearing opened on May 19, 1986, but because of the continuation of Town Meeting, was continued to this evening. The hearing opened and continued from the previous hearing at 8:23 P.M. William McNary, Engineer, made the presentation on behalf of the proponent. The subdivision plan shows a common driveway which would serve five of the eight homes on the plan. The roadway shows 24 feet of pavement, but Mr. McNary made a request to build the road at eighteen (18) feet. The public roadway length exceeds 1000 feet. The width of the common driveway is 16 feet to the point where only two houses are served; there it becomes 12 feet. At present, the proposed surface of the common drive is pavement. An abutter suggested that a truck could turn around easily in the 20 foot (16 paved, 2 foot shoulders) of the driveway. The first three lots are 2 acre lots. Road grades: .6% for first 500 feet. The common driveway is represented to be relatively flat for the most part, although there is a 7-8% slope as it rises from the brook. Mrs. Chaput asked why the common drive was placed close to the abutting property. Mr. McNary explained the reason was to minimize impact on the wetlands. It was suggested that the common driveway be 180° from the entry of the public way into the cul-de-sac. Questions from members of the public dealt with the road cuts. Mr. McNary suggested that a newer plan will change the turnaround and add a turnout of a sort in the driveway. The public hearing closed at 9:06 P.M., but not before Mr. McNary described runoff and the impact on the adjoining brook and why he did not bridge the brook. The only trail can be rerouted easily and no further comment was made by the Trails Committee. The retention area will be planted with indigenous materials. The public hearing on the common driveway will be July 14, 1986.

EOCD Agreement

The agreement modified to change "could still" to "would still" was adopted upon unanimous motion of the Board.

OS&R

A response will be discussed at the next meeting.

ANR PlansJacobellis

The revised plan requested on May 5, 1986 has not been submitted. No action was taken.

Carlisle Land Trust

The presentation was made by Grant Wilson of a plan of unbuilt land showing Lots 15-1 and 15-2 drawn by BSC-Bedford, dated June 5, 1986 showing land off Concord Street. A motion to approve was unanimously (6-0-1) approved (Member Raftery abstained from voting and discussion thereon).

Billig

A plan of land owned by Sally Billig et al, dated April 23 drawn by David W. Perley, C.E., Concord, Massachusetts. A motion to approve was made and seconded and unanimously approved.

Carlisle Unitarian and Congregational Real Estate Comm.

A plan of land off Munroe Hill, Lot #1 on a plan drawn by Stamski and McNary dated February 12, 1986 showing a "butterfly lot" having 9.9+ acres. A motion to approve was made, seconded and unanimously approved.

Common Driveway Modification for Altair Associates

The proposal is to reconstruct the existing driveway to 16 feet with 2 foot shoulders and to add two more houses to a common driveway serving two houses now. Three hundred and ten (310) feet would be added to the existing 470 feet. Grades would be about 5%. A motion was made to find the change significant. Duly seconded, the motion passed unanimously. The public hearing was scheduled for July 14.

Elizabeth Ridge

A continuing discussion. CV&P sent a letter dated June 6, 1986, which was read. A request was made to waive (1) the requirements for scale at 1" = 40' and have 1" = 60' instead and (2) the requirement to show addresses of all abutters on the plans. On motion, duly seconded, the requirements were unanimously waived.

Preliminary Review

A preliminary plan was filed on May 13 for a 38 acre plan showing eight lots off Rutland Street. Chris Holley made a presentation of the property. The proposed road is approximately 1600 feet. Member Clarke was not enthralled with the lot shapes. A discussion centered around the use of a conservation cluster. The proponent suggested that they return with some plans showing various schemes.

The meeting adjourned at 11:25 P.M.

Respectfully submitted,

Thomas J. Raftery